

Monthly Indicators

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings in the North Texas region were down 8.3 percent to 18,428. Pending Sales decreased 5.9 percent to 10,535. Inventory shrank 7.7 percent to 48,883 units.

Prices were stable as Median Sales Price remained flat at \$375,000. Days on Market decreased 1.7 percent to 57. Months Supply of Inventory was down 10.9 percent to 4.9, indicating that demand increased relative to supply.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

- 1.8%

+ 0.0%

- 7.7%

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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Market Overview

Key market metrics for the current month and year-to-date.



Key Metrics	Historical Sparklines	5-2025	5-2026	+/-	YTD 2025	YTD 2026	+/-
New Listings		20,093	18,428	- 8.3%	89,496	86,901	- 2.9%
Pending Sales		11,190	10,535	- 5.9%	51,880	52,728	+ 1.6%
Closed Sales		11,620	11,415	- 1.8%	46,802	47,006	+ 0.4%
Days on Market Until Sale		58	57	- 1.7%	65	68	+ 4.6%
Median Sales Price		\$374,990	\$375,000	+ 0.0%	\$370,000	\$363,700	- 1.7%
Percent of Original List Price Received		95.0%	95.3%	+ 0.3%	94.7%	94.3%	- 0.4%
Housing Affordability Index		90	92	+ 2.2%	91	95	+ 4.4%
Inventory of Homes for Sale		52,943	48,883	- 7.7%	--	--	--
Months Supply of Homes for Sale		5.5	4.9	- 10.9%	--	--	--

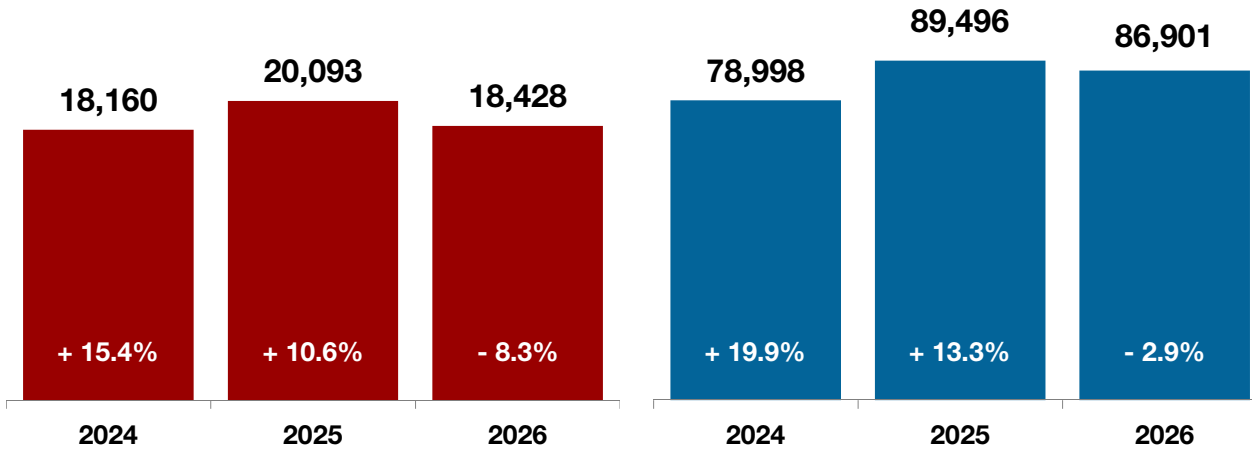
New Listings

A count of the properties that have been newly listed on the market in a given month.



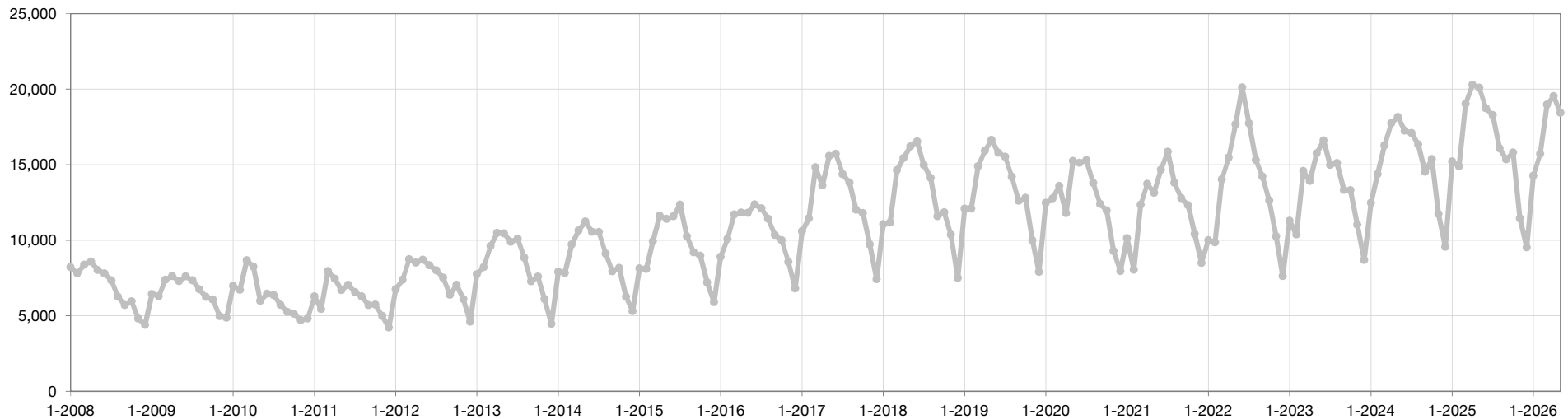
May

Year to Date



Month	Prior Year	Current Year	+ / -
June	17,242	18,731	+8.6%
July	17,096	18,268	+6.9%
August	16,339	16,075	-1.6%
September	14,523	15,340	+5.6%
October	15,371	15,795	+2.8%
November	11,741	11,441	-2.6%
December	9,551	9,516	-0.4%
January	15,209	14,258	-6.3%
February	14,886	15,706	+5.5%
March	19,026	18,971	-0.3%
April	20,282	19,538	-3.7%
May	20,093	18,428	-8.3%
12-Month Avg	15,947	16,006	+0.4%

Historical New Listings

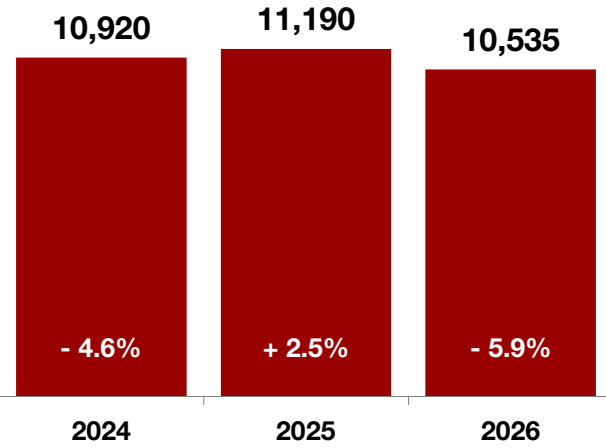


Pending Sales

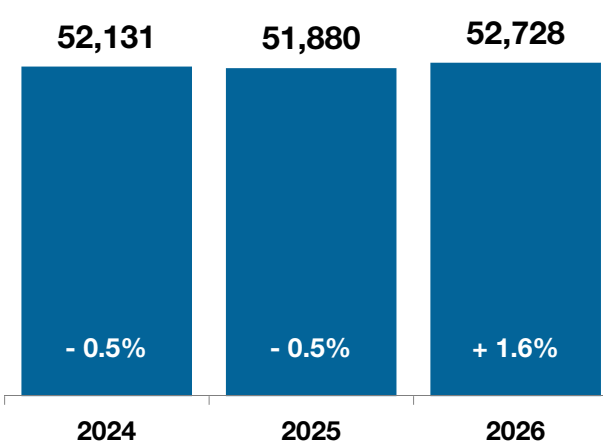
A count of the properties on which offers have been accepted in a given month.



May

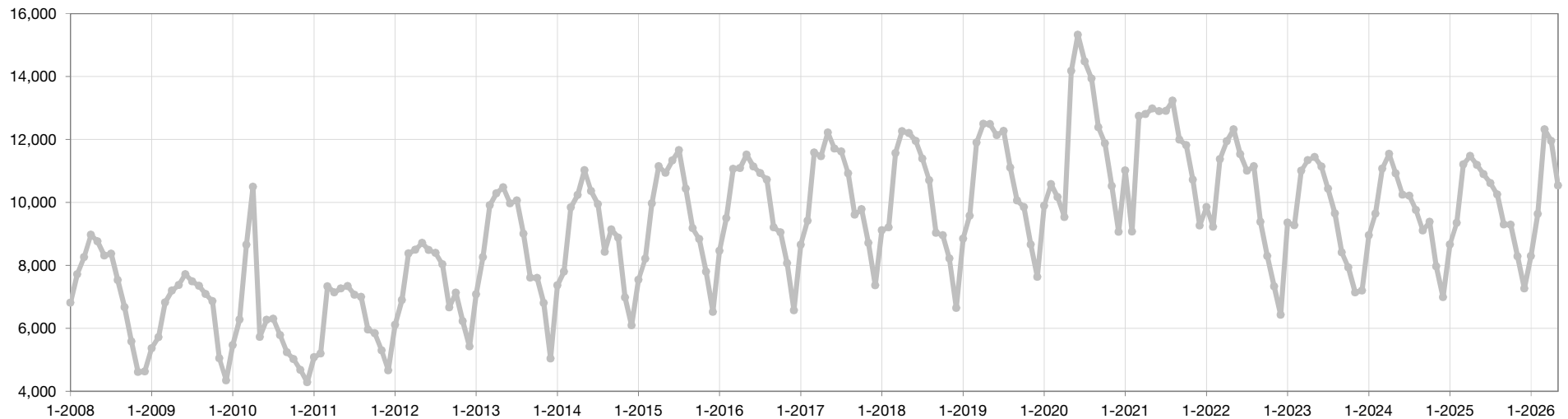


Year to Date



Month	Prior Year	Current Year	+ / -
June	10,245	10,900	+6.4%
July	10,215	10,616	+3.9%
August	9,761	10,254	+5.1%
September	9,107	9,299	+2.1%
October	9,379	9,293	-0.9%
November	7,964	8,289	+4.1%
December	6,990	7,264	+3.9%
January	8,660	8,293	-4.2%
February	9,349	9,633	+3.0%
March	11,205	12,317	+9.9%
April	11,476	11,950	+4.1%
May	11,190	10,535	-5.9%
12-Month Avg	9,628	9,887	+2.7%

Historical Pending Sales



Closed Sales

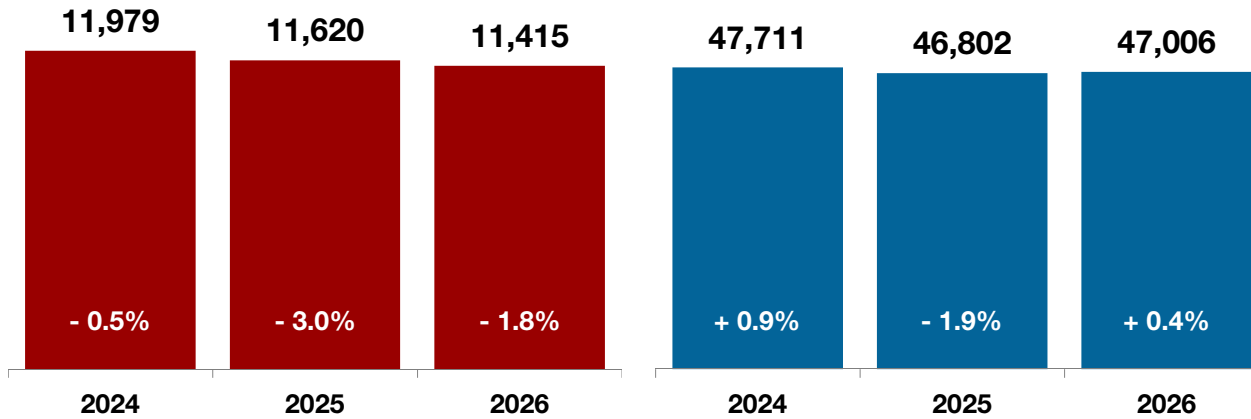
A count of the actual sales that closed in a given month.



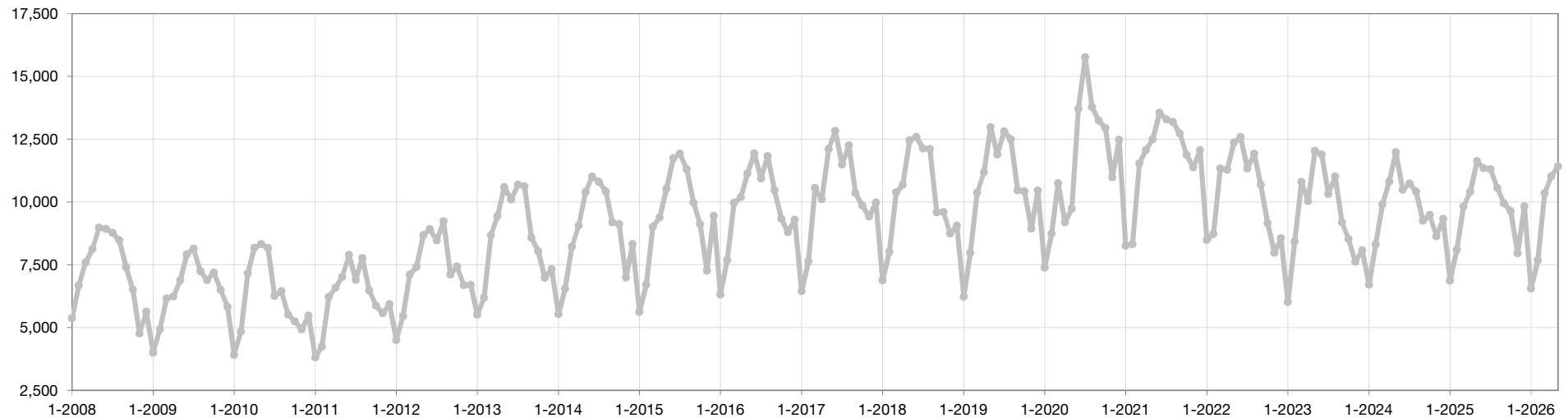
May

Year to Date

Month	Prior Year	Current Year	+ / -
June	10,487	11,343	+8.2%
July	10,730	11,301	+5.3%
August	10,412	10,555	+1.4%
September	9,247	9,953	+7.6%
October	9,482	9,638	+1.6%
November	8,633	7,947	-7.9%
December	9,319	9,820	+5.4%
January	6,866	6,553	-4.6%
February	8,099	7,672	-5.3%
March	9,817	10,347	+5.4%
April	10,400	11,019	+6.0%
May	11,620	11,415	-1.8%
12-Month Avg	9,593	9,797	+2.1%



Historical Closed Sales



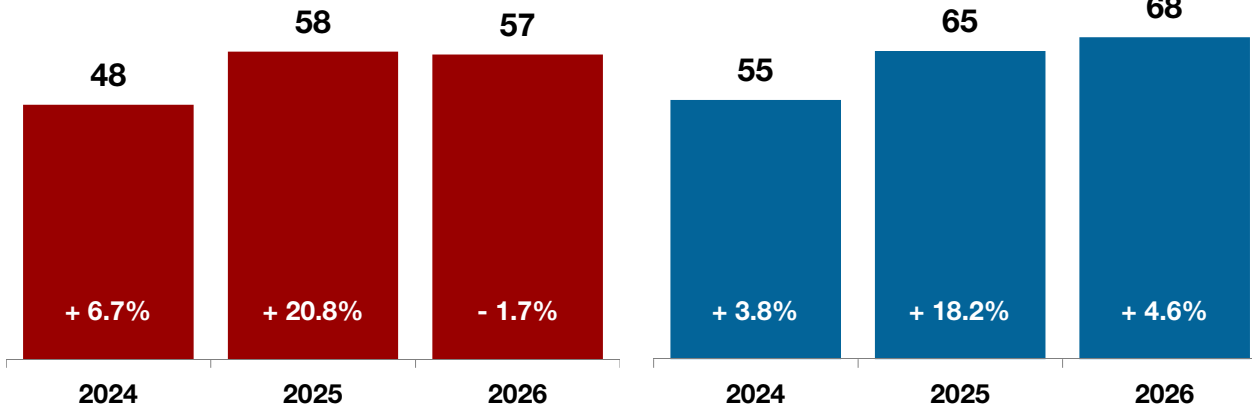
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



May

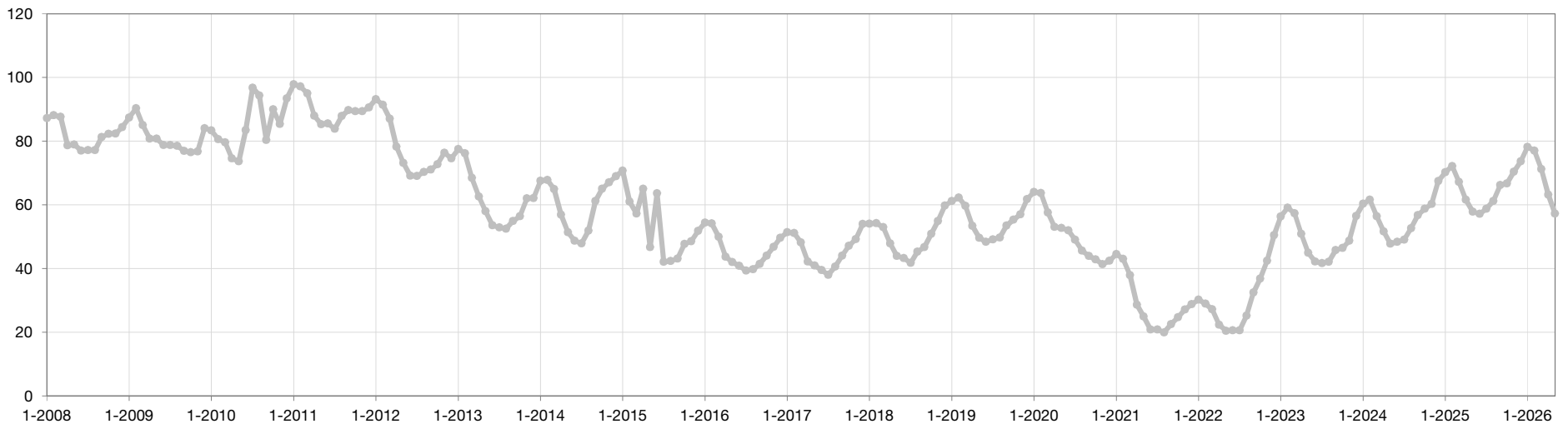
Year to Date



Month	Prior Year	Current Year	+ / -
June	48	57	+18.8%
July	49	59	+20.4%
August	53	61	+15.1%
September	57	66	+15.8%
October	59	67	+13.6%
November	60	70	+16.7%
December	67	74	+10.4%
January	70	78	+11.4%
February	72	77	+6.9%
March	67	71	+6.0%
April	62	63	+1.6%
May	58	57	-1.7%
12-Month Avg*	59	64	+8.5%

* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale



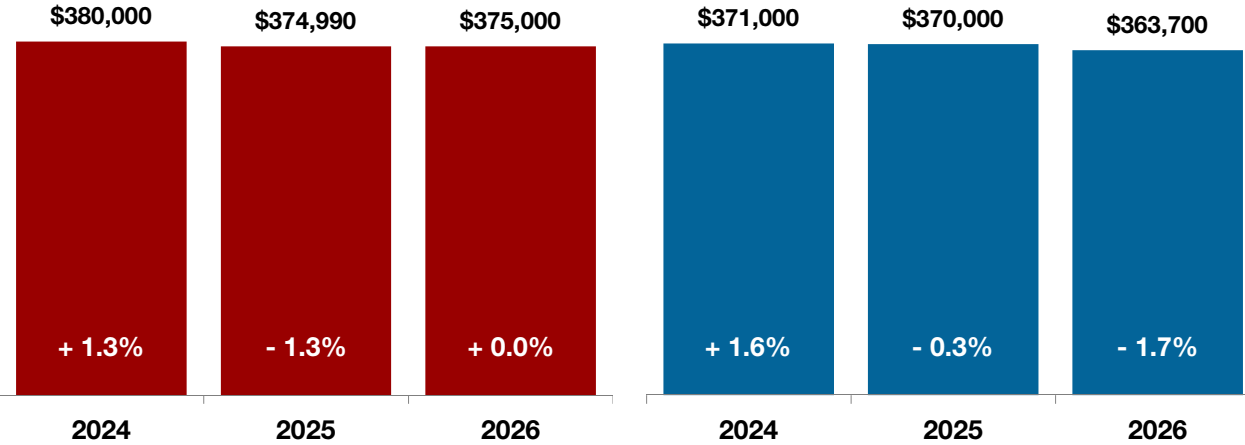
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May

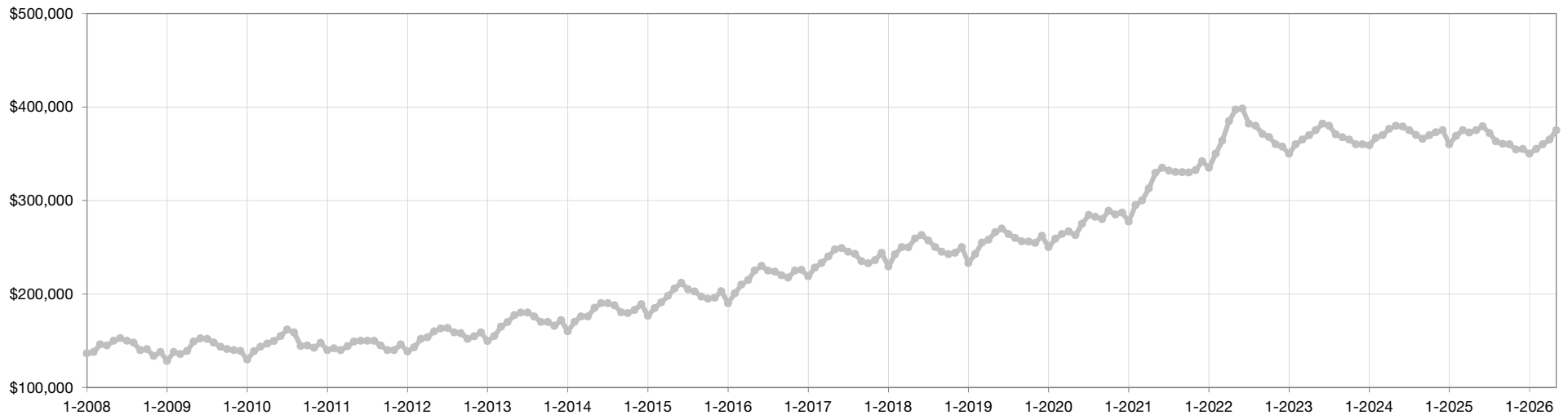
Year to Date



Month	Prior Year	Current Year	+ / -
June	\$378,900	\$379,218	+0.1%
July	\$375,000	\$372,000	-0.8%
August	\$370,000	\$363,000	-1.9%
September	\$366,000	\$360,499	-1.5%
October	\$369,900	\$360,000	-2.7%
November	\$372,900	\$354,450	-4.9%
December	\$375,000	\$355,000	-5.3%
January	\$360,000	\$350,000	-2.8%
February	\$369,000	\$355,000	-3.8%
March	\$375,000	\$360,000	-4.0%
April	\$372,500	\$365,000	-2.0%
May	\$374,990	\$375,000	+0.0%
12-Month Avg*	\$275,000	\$266,700	-3.0%

* Median Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Median Sales Price



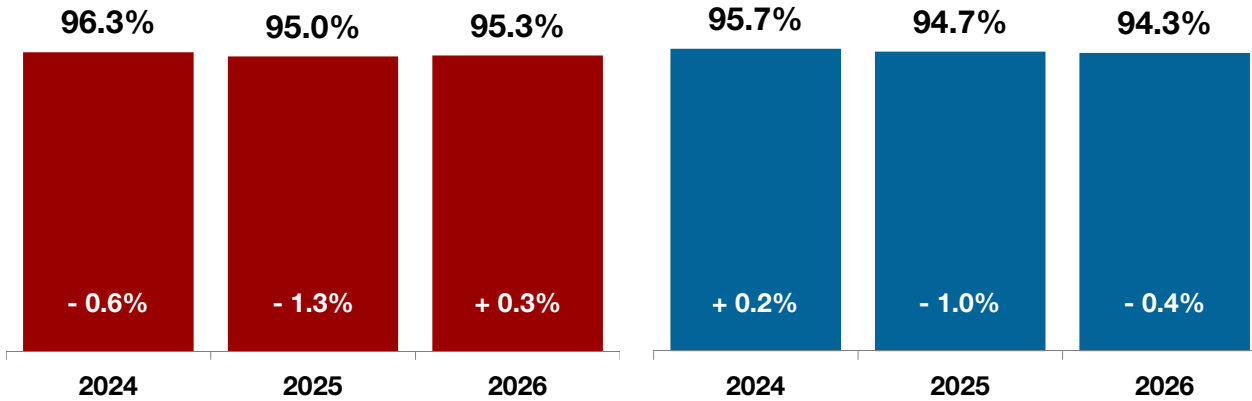
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May

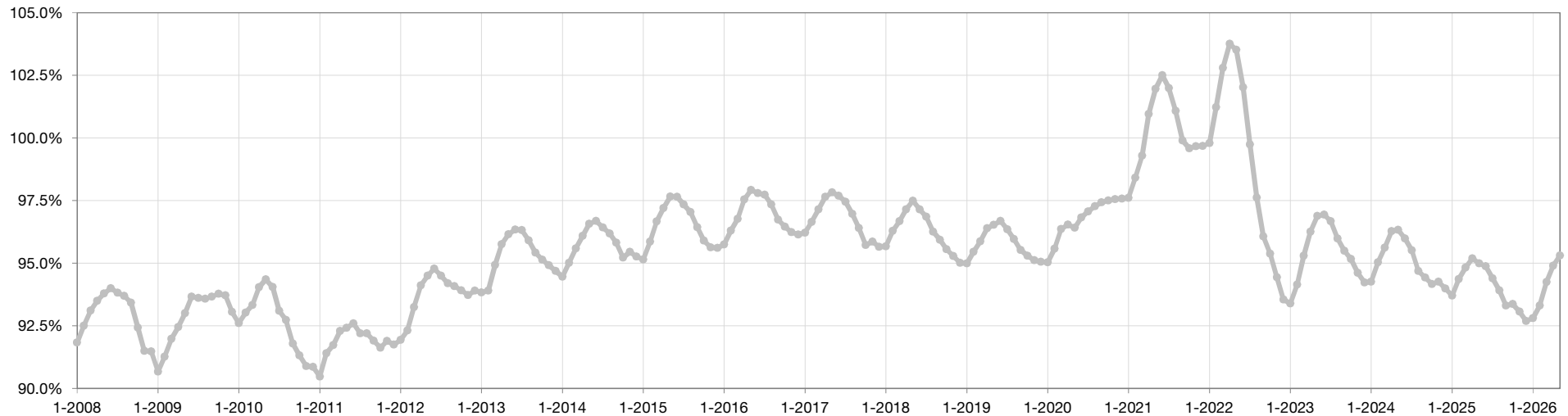
Year to Date



Month	Prior Year	Current Year	+ / -
June	96.0%	94.9%	-1.1%
July	95.5%	94.4%	-1.2%
August	94.7%	93.9%	-0.8%
September	94.4%	93.3%	-1.2%
October	94.2%	93.4%	-0.8%
November	94.3%	93.1%	-1.3%
December	94.0%	92.7%	-1.4%
January	93.7%	92.8%	-1.0%
February	94.4%	93.3%	-1.2%
March	94.8%	94.3%	-0.5%
April	95.2%	94.9%	-0.3%
May	95.0%	95.3%	+0.3%
12-Month Avg*	95.0%	94.5%	-0.5%

* Pct. of Orig. Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received

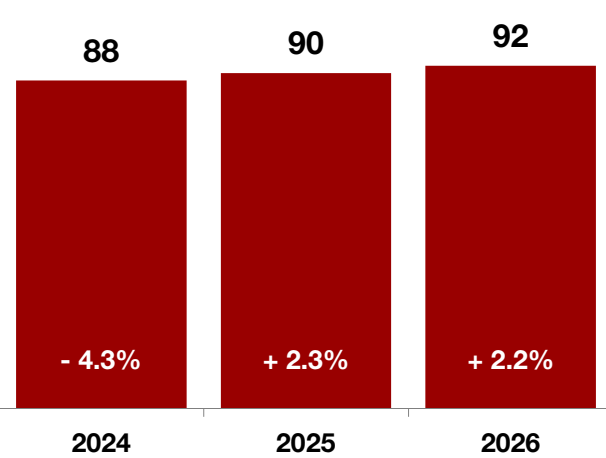


Housing Affordability Index

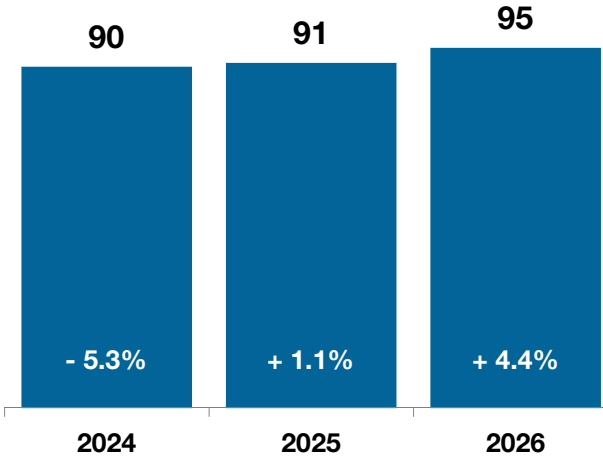
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May

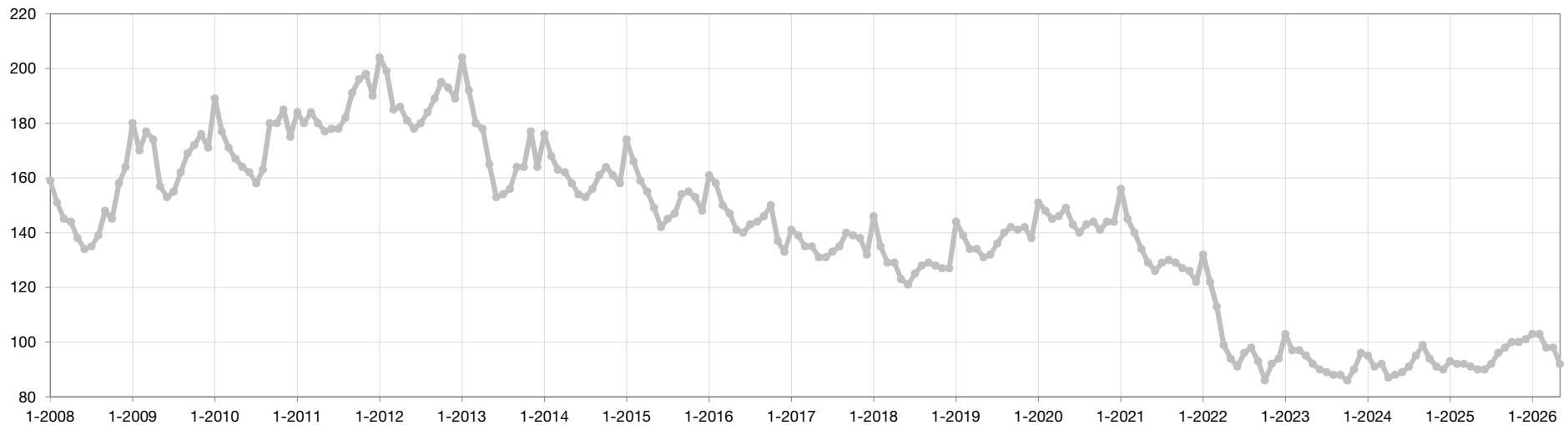


Year to Date



Month	Prior Year	Current Year	+ / -
June	89	90	+1.1%
July	91	92	+1.1%
August	95	96	+1.1%
September	99	98	-1.0%
October	94	100	+6.4%
November	91	100	+9.9%
December	90	101	+12.2%
January	93	103	+10.8%
February	92	103	+12.0%
March	92	98	+6.5%
April	91	98	+7.7%
May	90	92	+2.2%
12-Month Avg	92	98	+6.5%

Historical Housing Affordability Index

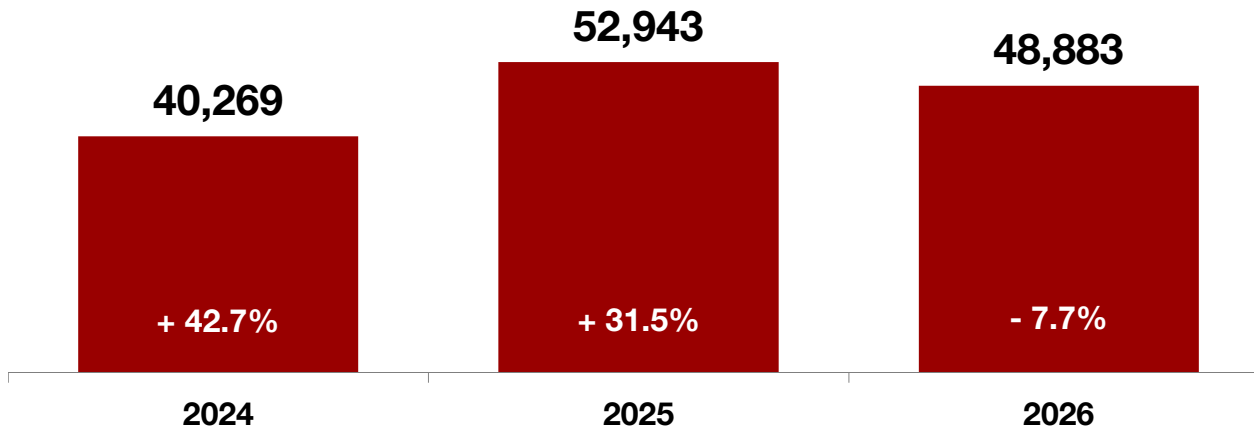


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

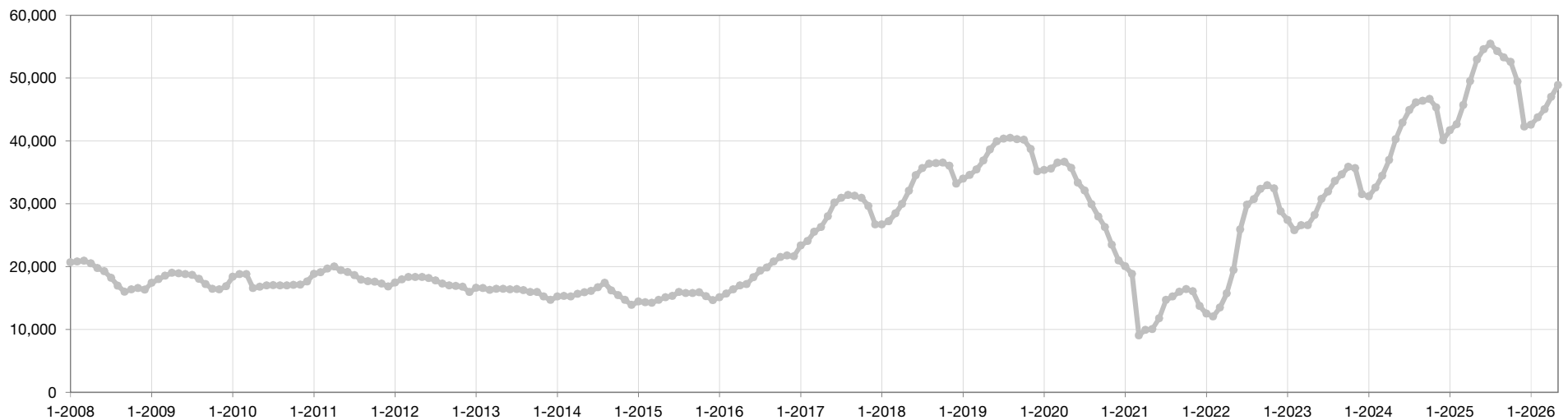


May



Month	Prior Year	Current Year	+ / -
June	42,888	54,584	+27.3%
July	44,896	55,462	+23.5%
August	46,114	54,273	+17.7%
September	46,371	53,262	+14.9%
October	46,666	52,562	+12.6%
November	45,314	49,436	+9.1%
December	40,115	42,269	+5.4%
January	41,708	42,560	+2.0%
February	42,662	43,724	+2.5%
March	45,710	45,023	-1.5%
April	49,496	47,018	-5.0%
May	52,943	48,883	-7.7%
12-Month Avg	45,407	49,088	+8.1%

Historical Inventory of Homes for Sale

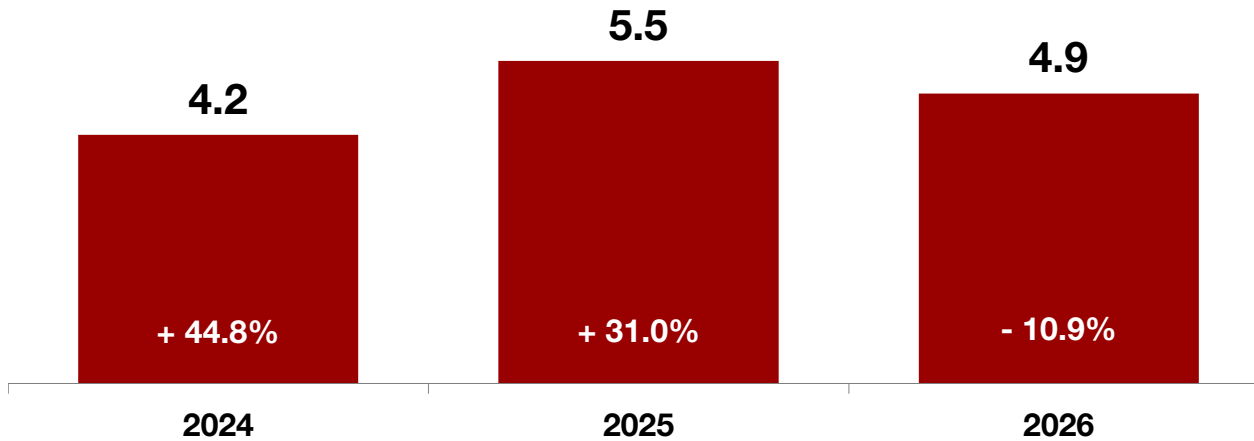


Months Supply of Homes for Sale

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



May



Month	Prior Year	Current Year	+ / -
June	4.5	5.6	+24.4%
July	4.8	5.7	+18.8%
August	4.9	5.6	+14.3%
September	4.9	5.4	+10.2%
October	4.9	5.4	+10.2%
November	4.7	5.0	+6.4%
December	4.2	4.3	+2.4%
January	4.3	4.3	0.0%
February	4.4	4.5	+2.3%
March	4.8	4.5	-6.3%
April	5.2	4.7	-9.6%
May	5.5	4.9	-10.9%
12-Month Avg*	5.3	5.5	+3.8%

* Months Supply for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Months Supply of Homes for Sale

